



Next Residential

Pre-Start Selections

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NEXT
RESIDENTIAL
nextresidential.com.au

Welcome to your Next Residential Pre-start Selection Guide.

At Next Residential, we know how important it is for you to make your new house into a home. With so many things to consider it can at time, seem like such a large task.

In order to assist in making this process as enjoyable and easy for you as possible our Interior Designers will help you select all interior and exterior colours.

There are also further selections that need to be made in relation to your specifications. This booklet shows you the included options and provides you with alternative options that can be further discussed and priced at your Pre-start meeting.

We include two specifications:

“Standard Specification” which applies to all homes that are off the plan.

“Executive Specification” which applies to all display homes.

We recommend you take the time to complete this workbook prior to attending your Pre-start meeting. Should you have any queries about your inclusions please contact your Sales Consultant.

We look forward to helping you through the selection process for your new home.



Bricks

STANDARD AND EXECUTIVE

Our face bricks are supplied by Brikmakers, they are one course and two course high clay bricks. The mortar joints are cream in colour and come in a concave finish.

Classic face brick



☐ Alkimos



☐ Caraban Cream



☐ Classic Cream



☐ Classic Red



☐ Cossack Blend



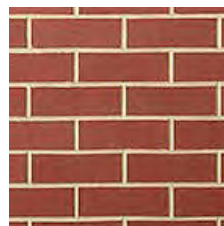
☐ Cream Smooth



☐ Minilya Red



☐ Mosman Red



☐ Red Smooth



☐ Sunset Beach



☐ Tamala



☐ Toolonga



☐ Vintage Red

Bricks

Two course face brick



☐ Ashby



☐ Bremer Bay



☐ Brindle



☐ Cuvier



☐ Galena



☐ Loongana Limestone



☐ Mandu



☐ Pippindinny



☐ Roebuck



☐ Tourmaline



☐ Trealla Limestone

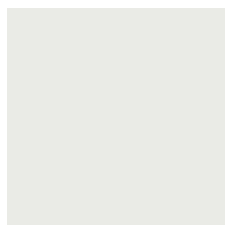
Windows

STANDARD AND EXECUTIVE

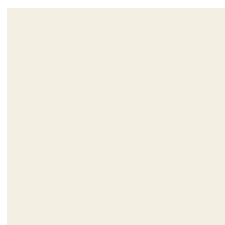
Our window frames are supplied by Dowell. They are powder coated aluminium frames, available in a wide range of colours.



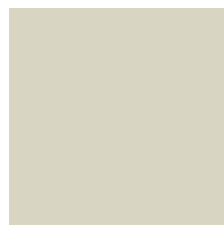
☐ White



☐ Surf Mist



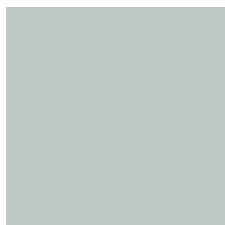
☐ Anodic Off White



☐ Evening Haze



☐ Dune



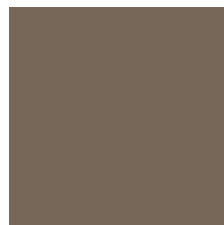
☐ Anodic Natural



☐ Windspray



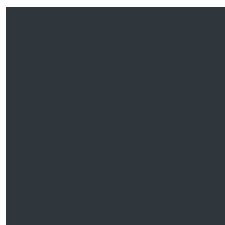
☐ Stormfront



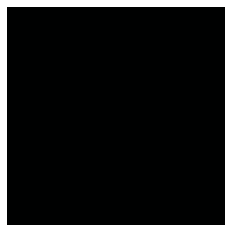
☐ Jasper



☐ Anodic Dark Grey



☐ Charcol



☐ Black

Balustrade

STANDARD

Our standard balustrade is a powder coated aluminium product, there are three profiles to choose from.



☐ Settler



☐ Stirling



☐ Vista

Colours



☐ Pearl White



☐ Anodic Natural



☐ Primrose



☐ Magnolia



☐ Anotec Dark Grey



☐ Charcoal



☐ Black

EXECUTIVE

Our executive balustrade is a stainless steel product in the Nautilus Profile.



☐ Stainless steel Nautilus

Colorbond

STANDARD AND EXECUTIVE

Colorbond Steel is a corrosion resistant Zincalume with a baked on paint finish that resists chipping, peeling and cracking to deliver long life performance with low maintenance. You are able to select from the full range of colours.



☐ Basalt



☐ Cove



☐ Dune



☐ Evening Haze



☐ Gully



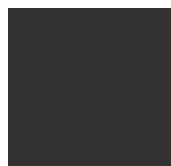
☐ Ironstone



☐ Jasper



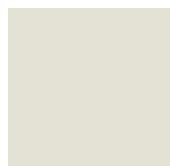
☐ Mangrove



☐ Monument



☐ Shale Grey



☐ Surfmist



☐ Terrain



☐ Wallaby



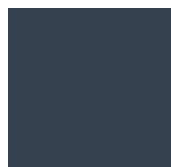
☐ Windspray



☐ Classic Cream



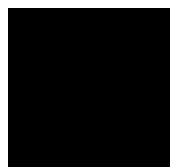
☐ Cottage Green



☐ Deep Ocean



☐ Manor Red



☐ Night Sky



☐ Pale Eucalupt



☐ Paperbark



☐ Woodland Grey

Roof Tiles

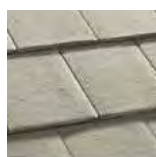
STANDARD AND EXECUTIVE

If you have a tiled roof included, you have a choice of either Monier concrete roof tiles in the Horizon profile or Bristile clay roof tiles in the Marseille or Vienna profiles.

Monier Horizon Concrete Roof Tiles



☐ Barramundi



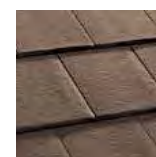
☐ Abalone



☐ Oyster



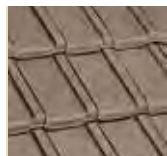
☐ Sambucca



☐ Mocha Choc

Bristile Clay Roof Tiles

Vienna Profile



☐ Truffle



☐ Pepper



☐ Cocoa



☐ Oyster



☐ Aniseed



☐ Portobello

Marseille Profile



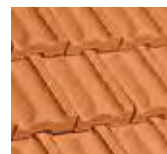
☐ Truffle



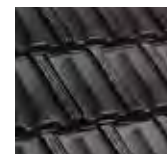
☐ Burnt Ochre



☐ Amber Haze



☐ Terracotta Blend



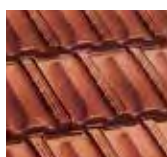
☐ Graphite



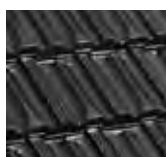
☐ Aniseed



☐ Sunset



☐ Burnished
Copper



☐ Pepper

Garage Doors

STANDARD

Our supplier of garage doors is GDI (Garage Door Industries). We include a sectional overhead door with two remotes. There are three profiles to select from our standard and executive range.



☐ Futura Woodgrain



☐ Somerset Woodgrain



☐ Georgian Woodgrain

Standard and Executive Colours



☐ Basalt



☐ Cove



☐ Dune



☐ Evening Haze



☐ Gully



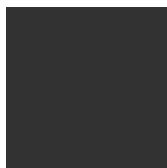
☐ Ironstone



☐ Jasper



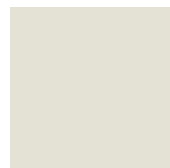
☐ Mangrove



☐ Monument



☐ Shale Grey



☐ Surfmist



☐ Terrain



☐ Wallaby



☐ Windspray



☐ Classic Cream



☐ Cottage Green



☐ Deep Ocean



☐ Manor Red



☐ Night Sky



☐ Pale Eucalupt



☐ Paperbark



☐ Woodland Grey

Paving

STANDARD AND EXECUTIVE

Our brick paving is supplied by Brikmakers. You can select from either the Granite or the Original collection. We include a 190 x 190mm size paver in the standard range and 330 x 330mm or 330 x 165mm size in the executive range.

Granite Collection



☐ Arctic



☐ Chert



☐ Pebble Beach



☐ Sea Mist

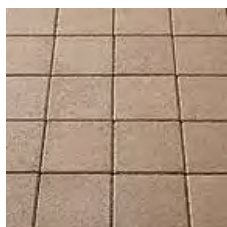


☐ Storm Cloud



☐ Tundra

Original Collection



☐ Cappuccino



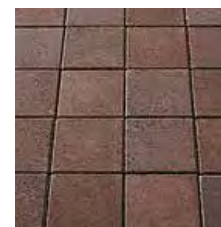
☐ Charcoal



☐ Federation Red



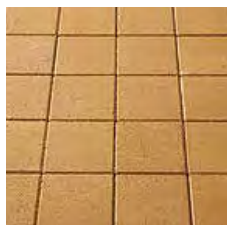
☐ Grey



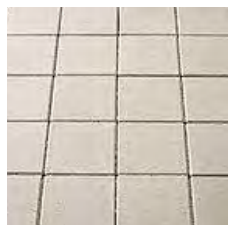
☐ Mocha



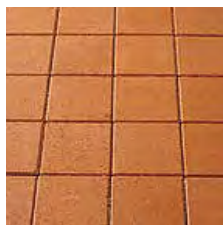
☐ Natural



☐ Sandstone



☐ Silver



☐ Terracotta

External Door

STANDARD

Our standard range of doors are from the Corinthian Pilbara and Madison range. The door handle included is from the Gainsborough Trilock range.



☐ PURB 04



☐ PURB 101



☐ PURB 104



☐ PMAD 101



☐ PMAD 104



☐ Trilock Align
Leverset



☐ Trilock Angular
Leverset



☐ Trilock Precise
Leverset

EXECUTIVE

Our executive range of doors are from the Corinthian Madison and Slimlite range. The door handle included is from the Gainsborough Trilock Eclipse range.



☐ PMAD 04



☐ PMAD 106



☐ PMAD 111



☐ PSLM 201



☐ PSLM 202



☐ PSLM 204



☐ Allure



☐ Rochas



☐ Enchant

External Door

UPGRADE OPTIONS

Below are a range of popular upgrade options for entry doors and handles.



☐ PSLM 208



☐ PCL 4G



☐ PCL1AG



☐ PCL2



☐ ELTAT 104



☐ ELTAT 208



☐ Horizon 600mm
Pull Handle



☐ Curved 600mm
Pull Handle



☐ INF 4



☐ INF 40



☐ INF 4G



☐ INF 21



☐ SUNG L & R



☐ Oblong 600mm
Pull Handle

Glazing Options



☐ Ricepaper



☐ Slumped Waterfall

Internal Doors

STANDARD

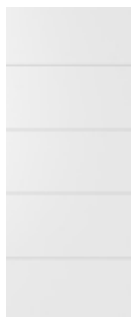
Our standard internal door is a flush panel door (no pattern).



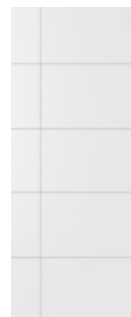
☐ Flush Panel Redicote

EXECUTIVE

Our executive range of internal doors are from the Corinthian Deco range.



☐ DECO 1



☐ DECO 2



☐ DECO 3



☐ DECO 4

STANDARD & EXECUTIVE

We include levers from the Gainsborough G4 Range. They are available in a bright chrome or satin chrome finish. Privacy sets are included to all bathrooms and toilets.



☐ Fiora



☐ Lianna



☐ Amelia



☐ Bailey



☐ Olive



☐ Carla



☐ Florence

Internal Doors

UPGRADE OPTIONS

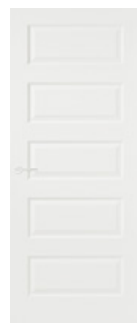
Below are a range of popular upgrade options for internal doors and handles.



☐ Stanford



☐ Colonial



☐ Rockport



☐ Cambridge



☐ PMADIN 04



☐ PMADIN 104



☐ PMADIN 101



☐ PMADIN 111



☐ INF 40



☐ INF 4G



☐ INF 21



☐ RIMP



☐ Angular



☐ Angular Square



☐ Precise



☐ Precise Square



☐ Align



☐ Align Square

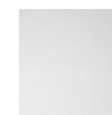
Glazing Options



☐ Ricepaper



☐ Slumped Waterfall



☐ Translucent

Appliances

STANDARD

Our standard range of appliances are supplied by Westinghouse. You have the choice of two different oven and rangehood styles.



OR



☐ Westinghouse
POR783S 600mm Oven

☐ Westinghouse
WVE916SA 900mm oven



☐ Westinghouse
GHR95S 900mm Cooktop



OR



☐ Westinghouse WRF900CS
Canopy Rangehood

☐ Westinghouse WRH908IS
Slideout Rangehood

EXECUTIVE

Our executive range of appliances are supplied by Fisher and Paykel. You have the choice of two under bench ovens or a double oven and three different rangehood styles.



☐ Fisher & Paykel
OB60B77CEX3
600mm Double Oven



☐ 2 x Fisher & Paykel
OB60SL9DEX1
600mm Ovens



☐ Fisher & Paykel
CG905DWFCX1
900mm cooktop



☐ CS910CS 900mm
Canopy Rangehood

OR



☐ EFG750X/A 700mm
Integrated Rangehood



☐ CG920FGS
Canopy Rangehood

Appliances

UPGRADE OPTIONS

We also have a range of other products that match the appliances you already have included for your consideration. These options can be discussed at your Pre-start Meeting.



☐ Westinghouse WSU6603XR
Dishwasher



☐ Westinghouse PHN944DU
Induction Cooktop



☐ Westinghouse POR883S
Pyrolytic 600mm Oven



☐ Westinghouse WMS281SB
Built-in Microwave



☐ Fisher & Paykel DD60DDFX7
Double Drawer
Dishwasher



☐ Fisher & Paykel CI905DTB1
900mm Induction Cooktop



☐ Fisher & Paykel OS60NDTX1
600mm Built-in Steam Oven



☐ Fisher & Paykel OM36NDXB1
600mm Built-in Microwave



☐ Fisher & Paykel EB60DSXB1
Built-in Coffee Machine

Kitchen

STANDARD

Our standard kitchen sink is from the Radiant range, it's a one & three quarter bowl which includes a drainer. The mixer included the Alder Alto Tower Mixer.



☐ Clark Radiant R150



☐ Alder Alto 81093 Tower Mixer Swivel

EXECUTIVE

Our executive kitchen sink is from the Clark range, it's a double bowl undermount sink. The mixer included the Alder Alto Tower Mixer.



☐ Pete Evans Double Bowl Undermount Sink



☐ Alder Aiko Sink Mixer

Kitchen

UPGRADE OPTIONS

Below are a range of popular upgrade options of kitchen sinks and mixers.



☐ Clark Monaco Double Bowl Undermount



☐ Clark Quattro 1 3/4 End Bowl



☐ Clark Advance 1530 Double Centre Bowl



☐ Alder Star Veggie Sink Mixer



☐ Alder Alto Gooseneck Mixer



☐ Qaad Sink Mixer



☐ Alder Taya Sink Mixer



☐ Alder Alto 245 Rectangular Mixer

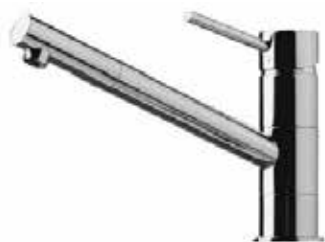
Laundry & Toilets

STANDARD

We include a stainless steel inset trough with a mixer and cupboards below. The toilet included is a porcelain close coupled suite.



☐ Radiant 45L Flushline Inset Trough



☐ Alder Alto Swivel Sink Mixer



☐ Stylus Venecia Close Coupled Suite

EXECUTIVE

We include a stainless steel inset trough with a mixer and cupboards below. The toilet included is a porcelain wall faced suite.



☐ Radiant 45L Flushline Inset Trough



☐ Alder Ailko Sink Mixer



☐ Stylus Venecia Wall Faced Suite

Basins

STANDARD AND EXECUTIVE

Our basins are supplied by Caroma, they are ceramic and include a chrome pop up waste.



☐ Basa Inset



☐ Orbis Inset



☐ Track Inset



☐ Carboni II Inset

UPGRADE OPTIONS



☐ Liano Inset



☐ Liano Above Counter



☐ Liano Semi Recessed



☐ Leda Vasque Semi Recessed



☐ Carboni II Semi-Recessed Basin



☐ Cosmo Above Counter



☐ Cosmo Semi Recessed



☐ Cosmo Inset



☐ Leda Vasque Inset



☐ Venecia Wall Basin

Tapware

STANDARD AND EXECUTIVE

In the standard range, you have a choice of the Alto or Piatto mixers, or the Akita tapware. The shower rose we include is a bracket shower with two functions.



☐ Alder Piatto Mixers



☐ Alto Mixers



☐ Akita Tapware



☐ HS205 Bracket Shower

EXECUTIVE

In the executive Range you have a choice of the Aiko mixers, or the Akita tapware. The shower rose we include to the bathroom is a bracket shower with two functions. The shower rose we include to the ensuite is a dual function shower rose, which incorporates a rainhead and bracket shower.



☐ Aiko Mixers



☐ Akita Tapware



☐ Eco Dual Rail Shower Round
with HS205 shower to Ensuite



☐ HS205 Bracket Shower
to Bathroom

Tapware

UPGRADE OPTIONS



☐ Alder Vito Tapware



☐ Alder Taya Tapware



☐ Alder Qaad Tapware



☐ Rain Shower Round Wall Arm 400



☐ Rain Shower Rectangular Wall Arm 400



☐ Rain Shower Ceiling Round Arm 300



☐ Rain Shower Rectangular Round Wall Arm 300



☐ HS200 on Moda Rail



☐ HS300 on Moda Rail



☐ HS515 on Rectangular Rail



☐ Fresco Shower Rail

Baths & Accessories

STANDARD AND EXECUTIVE

The bath included is from Caroma, it is an acrylic style bath which includes a chrome waste. The accessories are from the Alder Alto range, we include a double towel rail to each bathroom and a toilet roll holder to each toilet.



☐ Caroma Maxton



☐ Alto Double Towel Rail



☐ Alto Toilet Roll Holder

UPGRADE OPTIONS

We also have other different styles of baths available as well as a wide range of accessories, which can be added to compliment the Alto range.



☐ Caroma Classic 1700



☐ Alto Towel Ladder



☐ Alto Towel Ring



☐ Caroma Newbury 1675



☐ Alto Soap Holder



☐ Alto Glass Shelf

Hot Water Units

STANDARD AND EXECUTIVE

The Rheem 160 litre gas storage hot water unit is included in the standard and executive range.



☐ Rheem Stellar 160L

For plenty of hot water, choose the Rheem Stellar – a premium 5 star energy efficient water heater with fast replacement of any hot water as it's used (also known as a high recovery).

Features & Benefits:

- High recovery 200L/hour of hot water
- 330L or 360L first hour capacity of hot water
- Mains pressure – for multiple showers at once.
- Natural gas and propane (LPG) models available.
- 10 year cylinder warranty.

UPGRADE OPTIONS

We also have alternative hot water unit options such as instantaneous units, which are more economical heat pumps. These options can be discussed at your Pre-start Meeting.



☐ Rheem MPi Series Heat Pump

The Rheem MPi Series Heat Pump is suitable for moderate – warm climates and average size families.

Features & Benefits:

- 325L Tank capacity is suitable for 2-5 people.
- Model replacement for an electric water heater.
- Back up electric element ensures hot water on the coldest of winter nights.
- round level heating module ensures quiet operation.
- Cuts energy use.
- 5 year warranty.



☐ Rheem 27 Instantaneous

Hot water that never runs out. Rheem 27 is our highest capacity continuous flow gas water heater. With 27L/minute capacity it can deliver that little bit of extra hot water when you need it.

Features & Benefits:

Money saving – 5.8 Star energy efficiency means you can save on gas bills.
Remote temperature controller options – so you can set the best and safest temperature for different taps around the home.
10 year warranty on heat exchanger*.

Ceramic Tiles

Our interior designers will help you select your wall and floor tiling in your ensuite, bathroom, laundry, kitchen, toilets and balcony (if applicable).

Listed below is some information about our allowances. If you choose non-standard tiles or tiles outside the allowance, these will be priced at your Pre-start Meeting.

TILING ALLOWANCE

\$44 per square metre including GST for floor and walls in 200 x 200mm, 200 x 300mm, 200 x 400mm size for walls and 200 x 200mm or 300 x 300mm size for floors. There is no allowance for border or feature tiling.

NON STANDARD TILES

We will lay the following tiles for additional labour costs:

- Larger wall tiles in any size.
- Porcelain, Border, Mosaic and Feature Tiling.
- We will not install tiles on the floor that are larger than 300 x 300mm.

SUPPLIERS

The tiles must be selected from one of our three preferred suppliers.

Crosby Tiles

46 Hector Street
Osborne Park
Ph: 9446 6000

1780 Albany Highway
Kenwick
Ph: 9459 1244

99 Norma Road
Myaree
Ph: 9317 7299

Swan Ceramics

7a Rowallan Street
Osborne Park
Ph: 9242 3093

U 1/53 Prendiville Drive
Wangara
Ph: 9309 3486

Tiles Expo

46 King Edward Road
Osborne Park
Ph: 9244 2422

324 Charles Street
North Perth
Ph: 9328 8111

Unit 4 12-14 Kulin Road
Mandurah
Ph: 9583 3333

Once you have made your tile selection, the colours and positions will be recorded by the tile company and you will be required to sign off. Any amendments to these selections must be made through the tile company.

Please bring your completed tile selection with you to the Pre-start Meeting.

Cupboard Doors

Our interior designers will help you select your benchtop and cupboards. Listed below is some information about our inclusions.

STANDARD SPECIFICATION

BENCHTOPS

We include 20mm Essastone to all areas of the home. Essastone is an engineered stone and there are a variety of colours to select from.

CUPBOARDS

The cupboards included are from the Laminex and Formica range. They are a matt prefinished board with a matching durable ABS edging.

EXECUTIVE SPECIFICATION

BENCHTOPS

We include 20mm Essastone to all areas of the home. Essastone is an engineered stone and there are a variety of colours to select from.

CUPBOARDS

The cupboards included are from the Laminex Silk and Formica gloss range, they are a gloss prefinished board with a matching durable ABS edging. Matt finish doors can also be selected.

SPLASHBACKS

We include a Metaline splashback to the kitchen which is an advanced aluminum-based splashback system. Metaline splashbacks are highly durable and stain resistant, so they're as practical as they are appealing and a smart alternative to glass.

UPGRADE OPTIONS

The following upgrade options are available and can be discussed at your Pre-start Meeting.

- 30mm or 40mm Essastone benchtops
- Granite benchtops
- Vinylwrap
- Glass splashbacks